

DOBBIN AUTO PARK

6400-6470 Dobbin CenterWay, Columbia MD 21045
Howard County

**SMALL BAY INDUSTRIAL SPACE
FOR LEASE**



AVAILABILITIES

6440 Dobbin Road

- 4,423 SF; \$22.00 PSF, NNN
- Six (6) Drive-In Bays

6465 Dobbin Road

- 1,330 SF; \$29.00 PSF, NNN
- One (1) Drive-In Bay
- Small Office / Store Front

6470 Dobbin Road

- 3,645 SF; Unit E

BUILDING FEATURES

- Small bay industrial space with drive-in bays
- Plenty of walkable amenities
- Building signage
- Excellent access to Route 175 and I-95
- 19' clear
- Available immediately

NAI klnb

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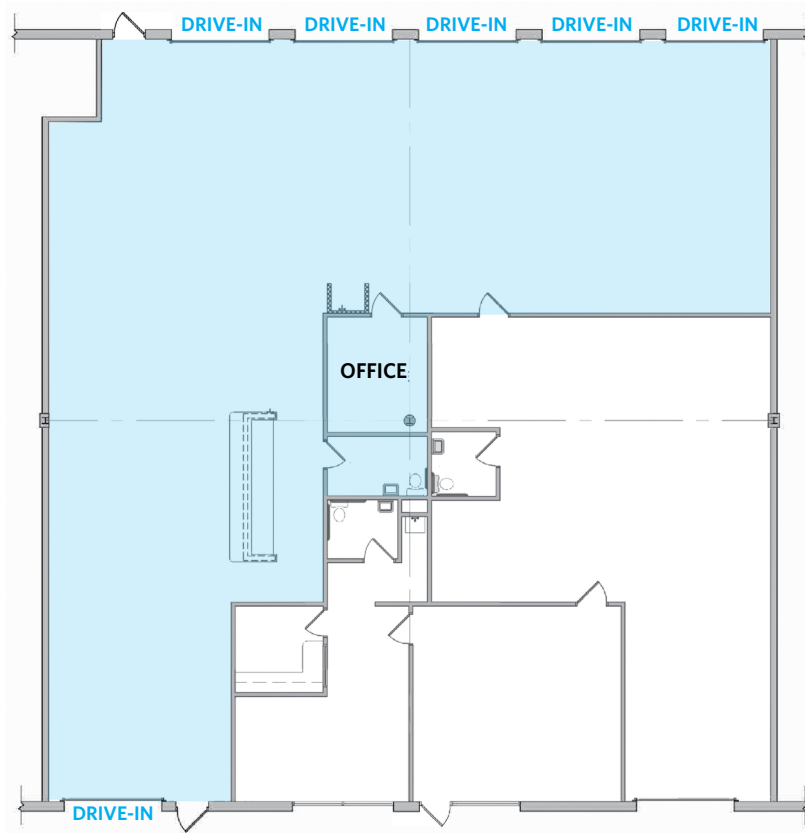
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FLOOR PLAN

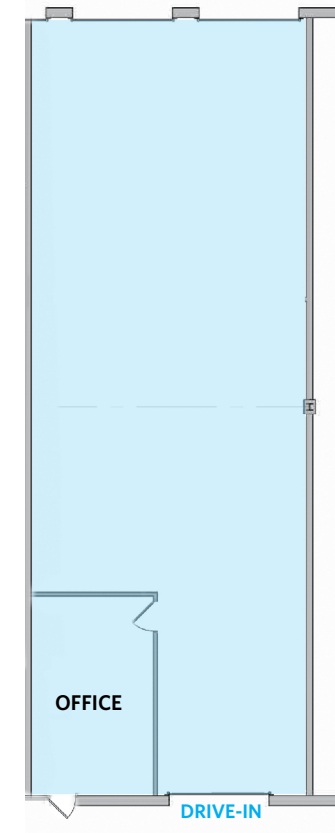
6440 DOBBIN CENTER WAY

4,423 SF



6465 DOBBIN CENTER WAY

1,330 SF



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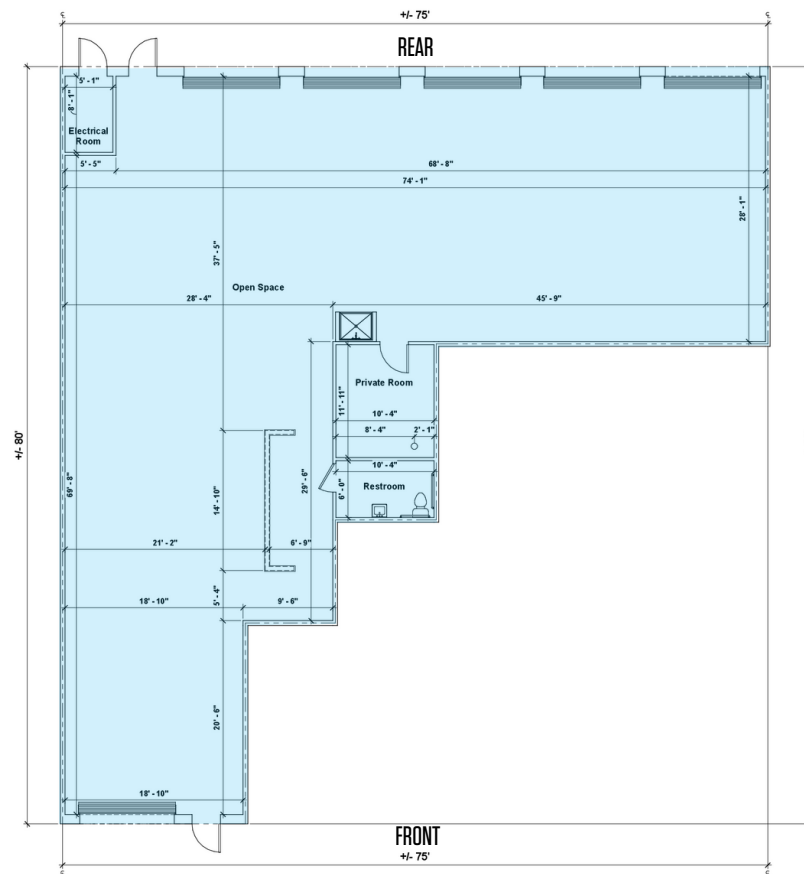
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6470 DOBBIN CENTER WAY

3,465 SF



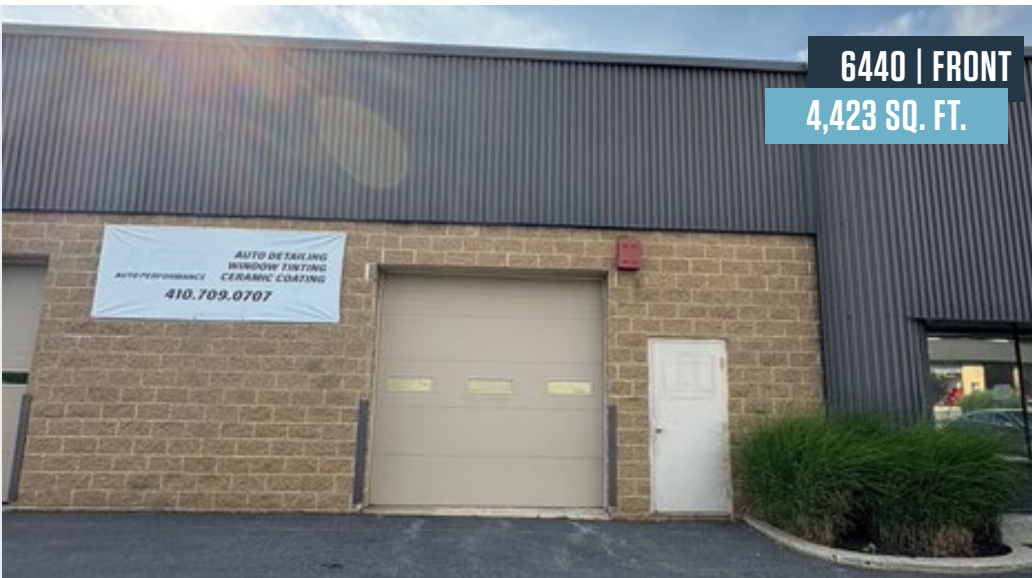
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PHOTOS



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AERIAL VIEW



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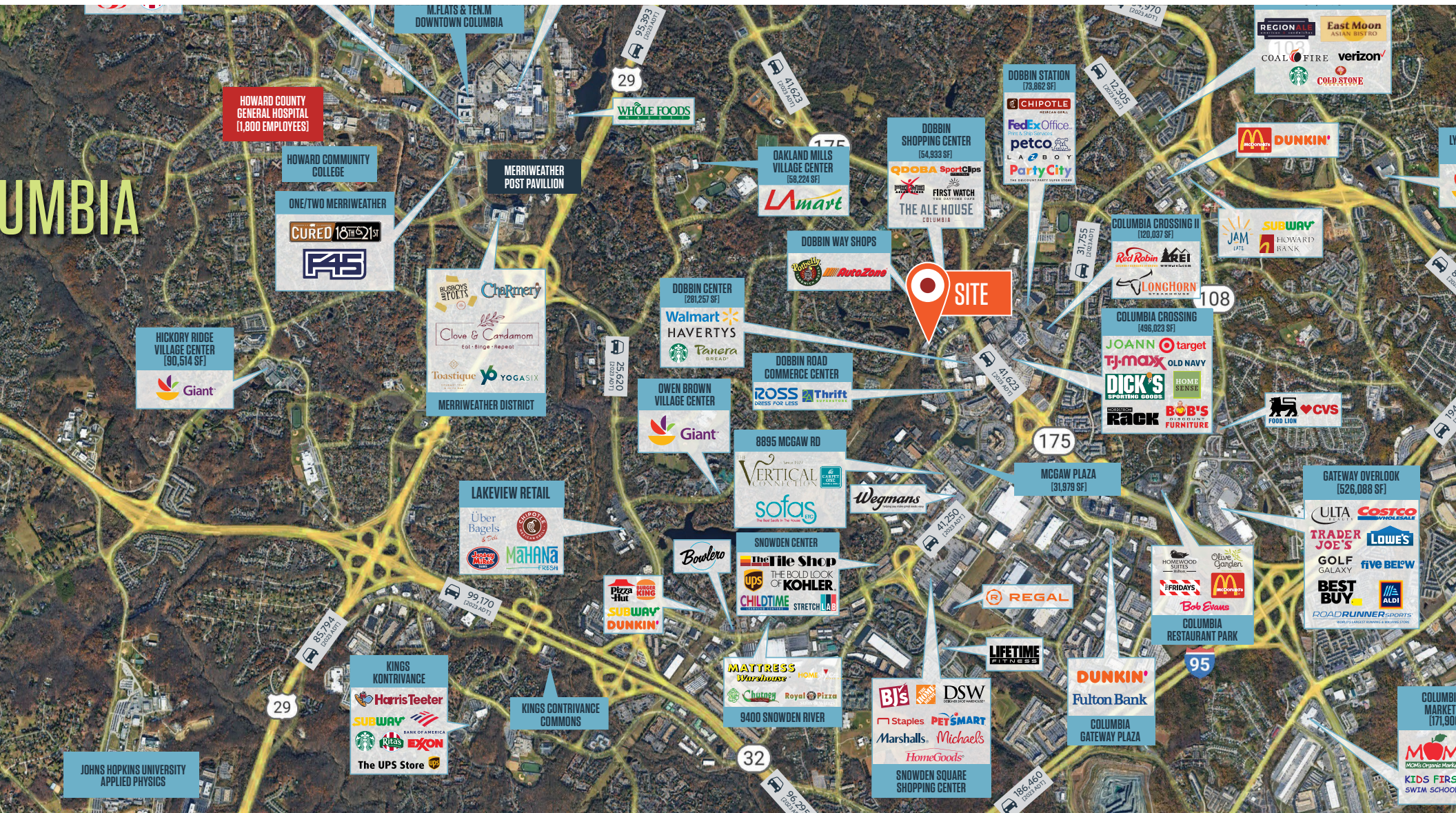
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MARKET AERIAL



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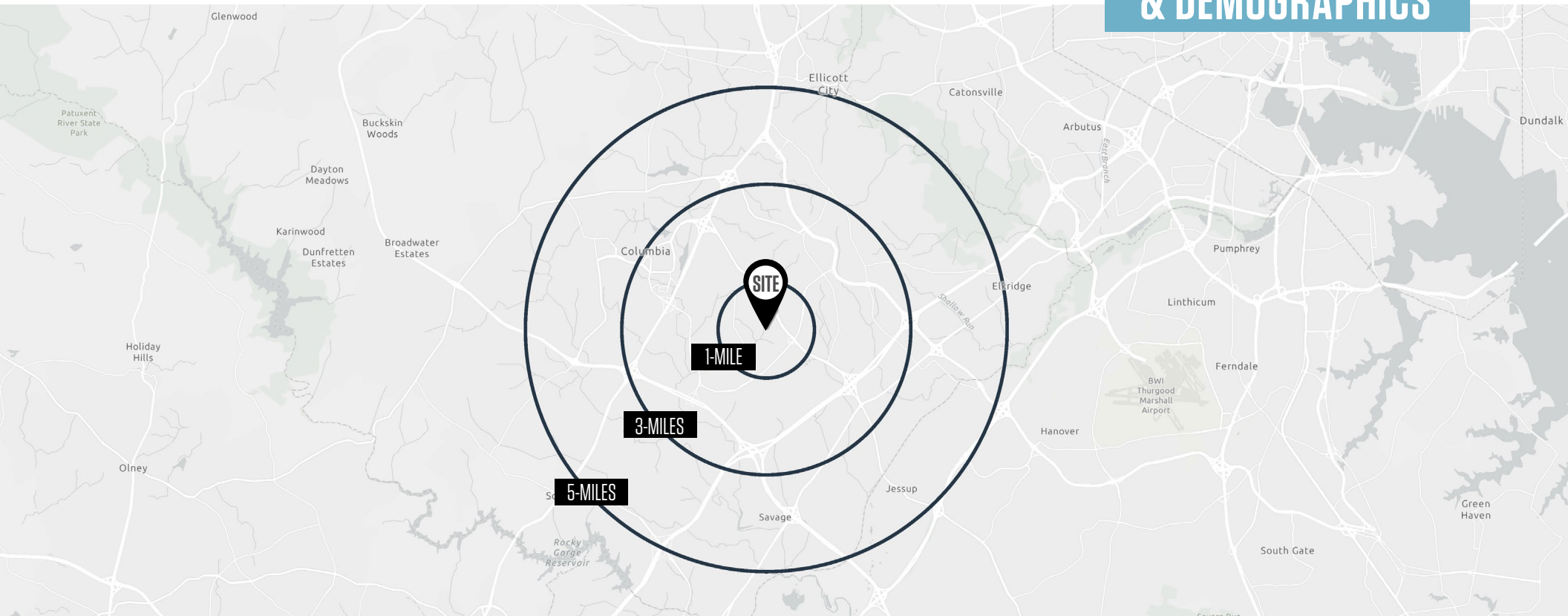
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LOCATION & DEMOGRAPHICS



TRAFFIC COUNTS | 2024

Dobbin Road	28,984 ADT
Snowden River Parkway	41,250 ADT
Route 175	68,480 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 9,595	103,703	213,976		Households 3,740	40,106	78,896
	Daytime Population 4,170	45,307	92,631		Average Household Income \$151,791	\$163,191	\$176,151

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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